

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120008.0000
071

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 COULSON MICHAEL E	1999-08-31
2023 COULSON MICHAEL E	1999-08-31
2024 HEILMAN RENTAL PROPER	2023-02-09
2025 HEILMAN RENTAL PROPERTI	2023-02-09 FURNEYS N PT 4
120 S HIGH ST	LWD
KENTON OH 43326	\$155,000

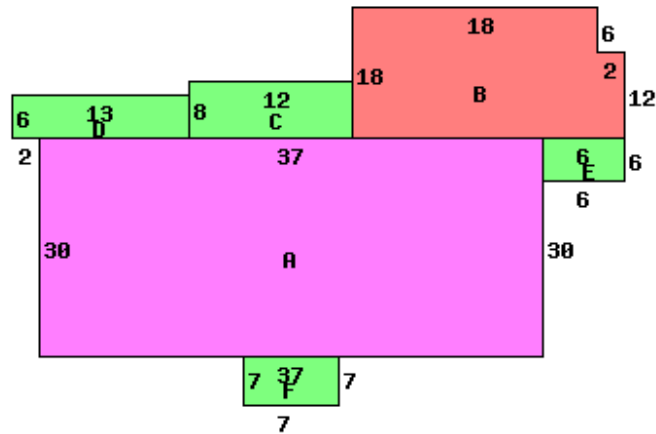
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	530	530	530	530	530
Acres					
Land100%	5710	6540	6540	6540	6550
Bldg100%	79230	113030	113030	113030	113020
Totl100%	84940t	119570t	119570t	119570t	119570t
Cauvl00%					
Tax Value:					
Land 35%	2000	2290	2290	2290	2290
Bldg 35%	27730	39560	39560	39560	39560
Totl 35%	29730t	41850t	41850t	41850t	41850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1388.78	1720.74	1820.36	1808.36	
Sp-Asmnt	75.00	75.00	89.24	89.24	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1110		a	*MAIN
1	F/C	A		348		b	ADDTN
	CVP	P		96	2210	c	PORCH
	FFP/V	P		78	3120	d	PORCH
	OP	P		36	1080	e	PORCH
	OP	P		49	1470	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
56	1	2023-02-09	HEILMAN RENTAL PROPERTIES	LWD	155000	5710	79230
510	1	1999-08-31	COULSON MICHAEL E	LWD	72500	5660	40110
9	1	1996-01-09	ASHBA ROBERT & MARY JEAN	LWD	32500	5710	40110
3010	1	1995-12-05	LLOYD CHARLES	LUN *	0	5710	40110

Year	Land	Bldg	Total	Net Tax
2021	2000	27730	29730	1393.84
2020	2000	27730	29730	1210.68

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025



120 S HIGH 43326

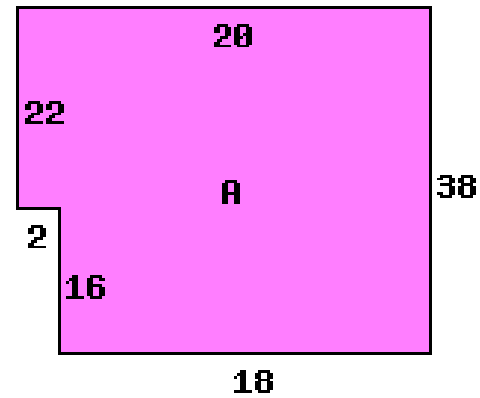
Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1458 114760
Full Upper	FRAME 1110 61430
Basement	277 5440
Subtotal	181630
Shingle	Roof HIP
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	9 3
Bedrooms	4
Central Heat	A
FORCED AIR	
Plumbing	
Standard	3
	2 / Extra Living Units 7000
	Plumbing 7000
	Extra Features 7880
	Total Value 203510
	PUB PAVED ST/RD
	Neighborhood:
	Code: 3620
	Dwl/Gar/NC% 1.1200

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	2568	Rate	C	Cond	Value	Dpr	Dpr	Value
		effective	depth	depth	actual	effective	extended	value	value	value
front lot	frontage	frontage	factor	factor	rate	rate	value	value	value	value
		58.00	132	94	120	113	6550	6550		

Call Back: Sign: PSN Date: 2014-11-21 Lister: Sign: PSN Date: 2014-11-21 Lister:

CAMA / Cont: 1

SHB+ 1 CONS F TYPE M FACT SQ-FT 728 VALUE a *MAIN



120 S HIGH ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	728	91510
	Subtotal		91510
	B 1 2 U A		
Plaster/Drywall	D	Total Value	91510
Floor/Carpet	X		
Number of Rooms	3		
Bedrooms	1		
Central Heat	A		
Plumbing Standard	1		

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2 DWELLING	1 F		728		D	1970AV	73210	.40		49200

Call Back: - - - - Sign: Date: Lister: 36-120008.0000-v082020R